



Industrial Flex Metro Parkway Frontage

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11751-1 Metro Parkway Fort Myers, Florida

Rare opportunity to lease 5,000± square foot, largely air conditioned industrial flex space fronting Metro Parkway

PRICE: \$11.00/S.F. INDUSTRIAL GROSS

Showroom (Air Conditioned)	3,750 SF
Warehouse	1,250 SF
Total Area	5,000 SF

11751 Metro Parkway, Unit 1

Fort Myers, Florida

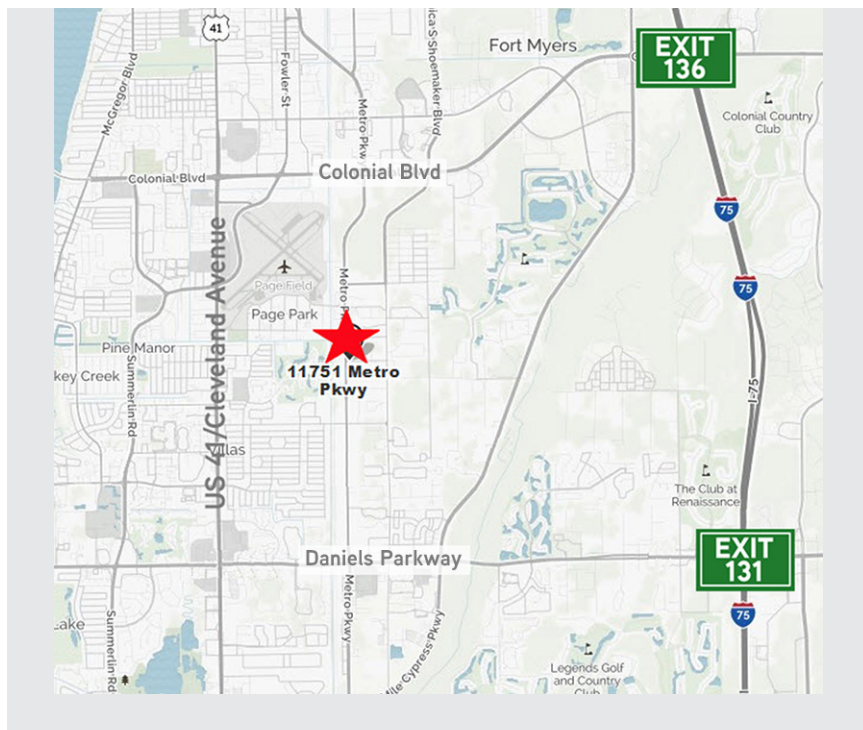
LOCATION

Property lies just east of Metro Parkway and Arc Way intersection, which experienced a 30,729 vehicles per day traffic count in 2015. Metro Parkway (Alternative US 41) is the primary north/south business arterial in Lee County. Southwest Florida International Airport is less than a 20 minute drive away.

AMENITIES

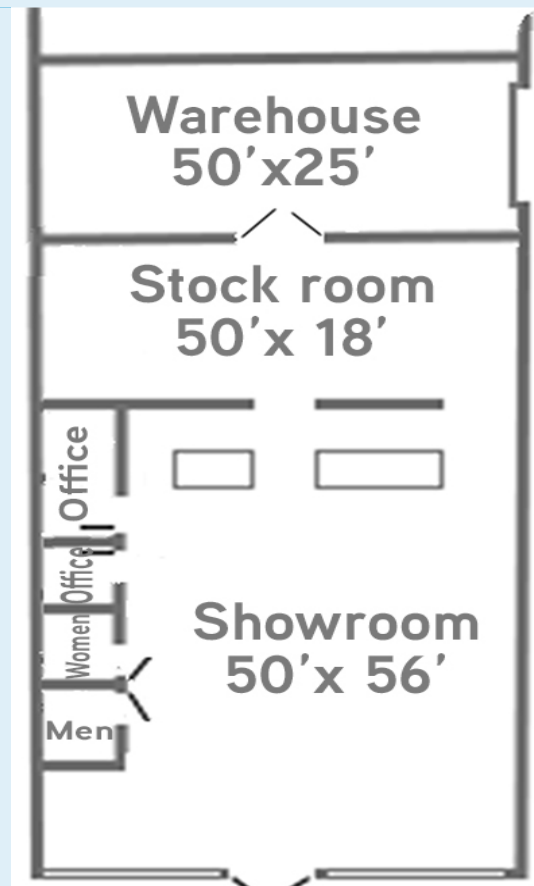
- 5,000± square foot unit in an industrial flex building
- 75% air conditioned
- Metro Parkway frontage with high traffic counts
- Zoned Light Industrial-Lee County
- Ideal location catering to the constructions industry
- 1 over head door with tractor-trailer accessibility
- Ceiling height: 18' at eaves, 20' at peak

MAP



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FLOOR PLAN



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